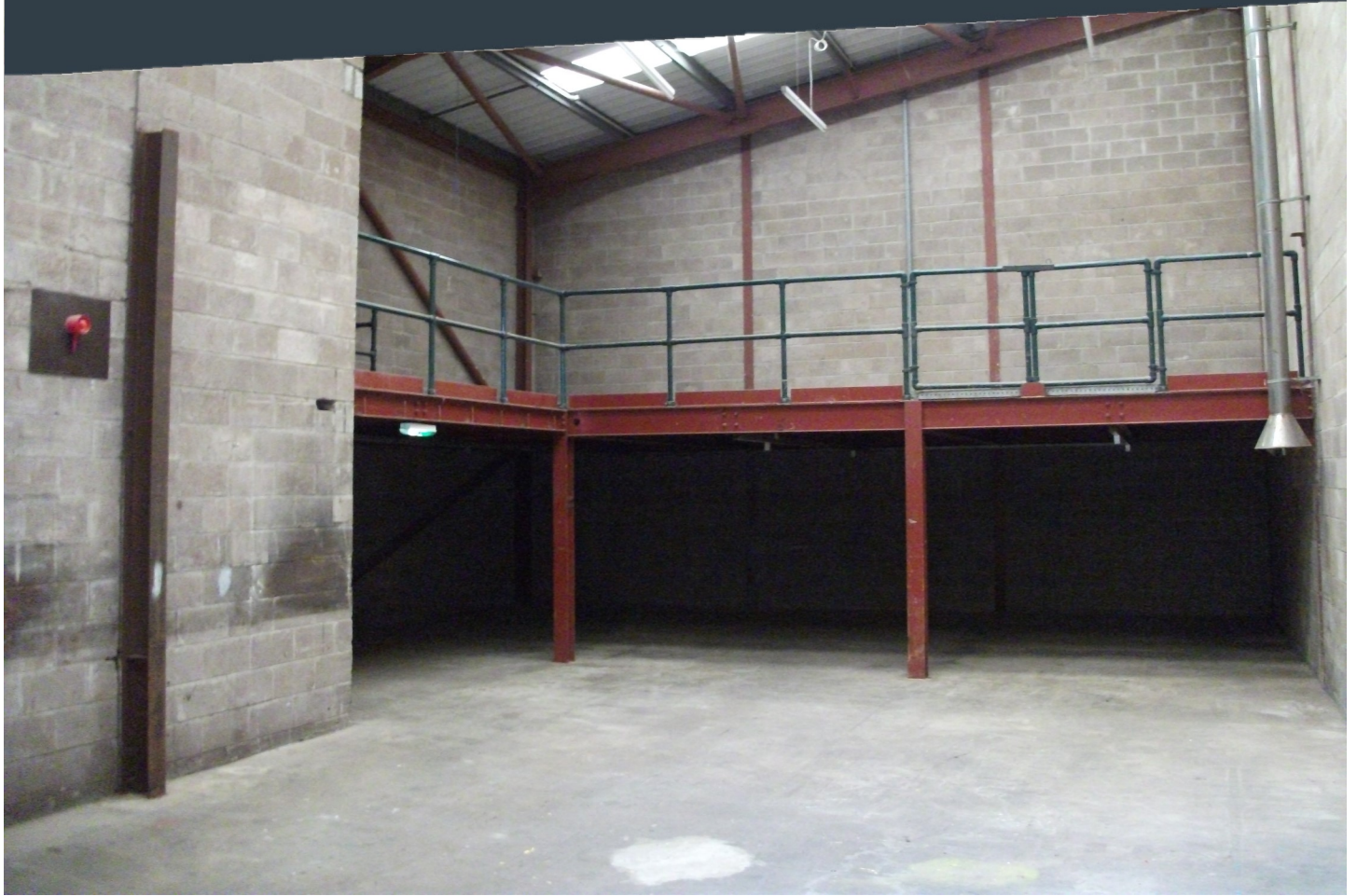


# TO LET



**Unit 2 Dicksons Yard, Harbour Road,  
Eyemouth TD14 5HY**



**Industrial Premises**

**Annual Rent (in the region of)  
£12,000 (excluding VAT)**



**Viewing/Further Details:**

Please contact  
Estate Management

Tel: 01835 825122 or email [estatemangement@scotborders.gov.uk](mailto:estatemangement@scotborders.gov.uk)

These particulars do not form any part of any contract and are prepared for guidance only.

### Location

Eyemouth is a large borders town situated on the East coast of the region. Eyemouth is a busy fishing port with a bustling harbour. The town is well served by the road network located just a couple of miles from the A1 Trunk road linking Scotland to England. Dickson's Yard is situated in the heart of the harbour area close to the town centre.

### Description

Unit 2 forms part of purpose built portal frame constructed workshops and fisherman stores accessed off a shared courtyard area. Unit 2 consists of a workshop area, mezzanine, first floor offices and toilet facilities. It benefits from a secure yard to the front of the unit and exclusive parking outside the yard. The yard is accessed through double timber gates and the unit has a pedestrian door and a metal roller shutter door.

### Services

This property benefits from 3 phase mains electricity, water and drainage.

### Accommodation

Total gross internal area = 285.4m<sup>2</sup> (3072.1ft<sup>2</sup>)  
ground floor workshop area 149.8m<sup>2</sup> (1612.5ft<sup>2</sup>)  
mezzanine 76.9m<sup>2</sup> (827.8ft<sup>2</sup>)  
first floor offices 19.5m<sup>2</sup> (209.9ft<sup>2</sup>)

### Rent

Annual rent (in the region of): £12,000 (excluding VAT)

### Rateable Value

The current rateable value of these premises is £10,900 (with effect from 1 April 2023).

Properties below the value of £12,000 may qualify for 100% rates relief under the Small Business Bonus Scheme. Further details of this can be found at [www.mygov.scot/business-rates-relief/](http://www.mygov.scot/business-rates-relief/)

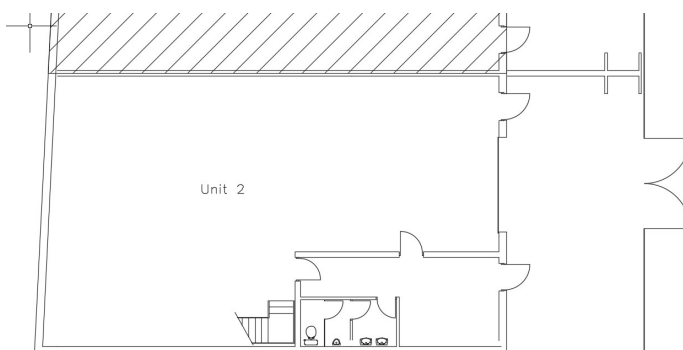
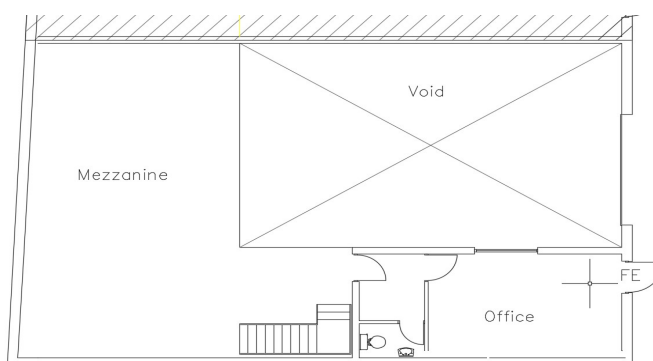
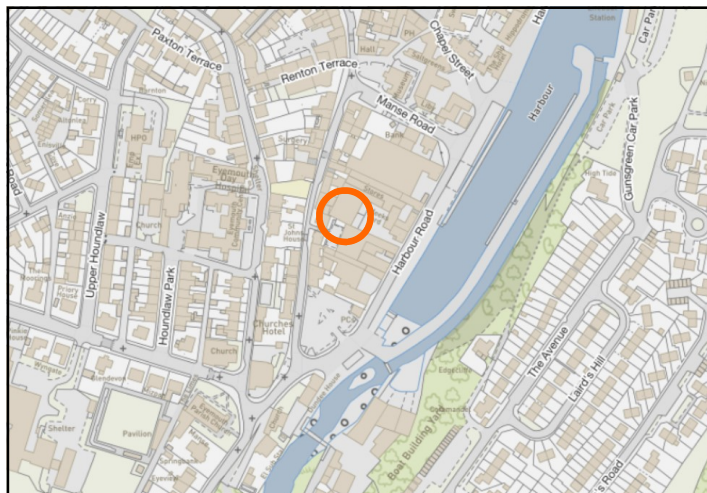
### Planning

Currently Class 4 Office/Light Industrial as defined in the Town and Country Planning (use class)(Scotland) Order 1997.

Any other use falling out with this use class will require landlords and the relevant planning consent.

### Energy Performance Certificate

To be confirmed



Floor plan/Location plan

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